

HOUSE BILL 1792

By Montgomery

AN ACT to amend Tennessee Code Annotated, Title 7,  
Chapter 84, relative to central business  
improvements districts.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 7-84-203, is amended by deleting the first sentence and by substituting instead the following language:

Any central business improvement district created by a municipality may embrace a contiguous property area or two (2) or more separate property areas and may include one or more business districts, which business districts may either be historic business districts or business districts in which additional development and growth is expected to occur or both, and corridors connecting business districts. Two (2) or more central business improvement districts may overlap and may encompass some or all of the same properties.

SECTION 2. Tennessee Code Annotated, Section 7-84-208(5), is amended by adding the following language to the end of the subdivision:

If the municipality does not expect at the time of adoption of the ordinance that special assessments will be levied against any of the properties in the district, the ordinance may provide that no special assessments will be imposed at that time. If the municipality subsequently determines that special assessments in the district are required, the municipality may amend the ordinance to permit special assessments, provided such amendment shall not become effective until after a public hearing relating to such amendment is held in the manner required by Section 7-84-204, and any such amendment shall be subject to protest as provided in Section 7-84-207;

SECTION 3. Tennessee Code Annotated, Section 7-84-208(8), is amended by adding the following language to the end of the subdivision:

Notwithstanding the foregoing, if the municipality does not expect at the time of adoption of the ordinance that special assessments will be levied against any of the properties in the district, the creation of a board of assessment commissioners shall not be required until such time, if any, as the ordinance is amended to permit special assessments to be levied.

SECTION 4. Tennessee Code Annotated, Section 7-84-402, is amended by adding the following language to the end of the section:

If the board of assessment commissioners determines that certain improvements benefit only certain properties within a district, such board may apportion the costs of such improvements upon the various properties that benefit from the improvements.

SECTION 5. This act shall take effect upon becoming law, the public welfare requiring it and shall apply to central business improvement districts already in existence and any districts that hereinafter may be created.